

EXHIBIT 3

RECORDED ASSIGNMENT OF MORTGAGES AND OTHER INSTRUMENTS



After recording, return to:
Greene Law PC
Attention: Mike Reiner
11 Talcott Notch Road
Farmington, CT 06032

ASSIGNMENT OF MORTGAGES AND OTHER INSTRUMENTS

Know all Men by these Presents that as of this 30th day of January, 2025, **BANKWELL BANK** of the Town of New Canaan, in the County of Fairfield, and State of Connecticut, does hereby grant, bargain, sell, assign, transfer and set over "as is" and "with all faults" and "without recourse" to **44 AVONWOOD ROAD CREDIT LLC** of 500 Post Road East, Westport, Connecticut 06880 the following instrument(s) relating to the Loan(s) of **AVON PLACE LLC** securing such Loan(s):

1. Open-End Mortgage Deed and Security Agreement dated September 30, 2022, on premises described therein, consisting of 164 of 188 units of the Avonwood Condominiums located at 46 Avonwood Road, Avon, Connecticut, recorded in Book 779 at Page 698 of the Avon Land Records, as modified or amended.
2. Assignment of Leases and Rents dated September 30, 2022, recorded in Book 779 at Page 732 of the Avon Land Records, as modified or amended.
3. Open-End Mortgage Deed and Security Agreement dated December 15, 2022 on premises described therein, consisting of 16 of 188 units of the Avonwood Condominiums located at 46 Avonwood Road, Avon, Connecticut, recorded in Book 781 at Page 503 of the Avon Land Records, as modified or amended by First Amendment of Note, Open-End Mortgage and Other Loan Documents dated January 31, 2023, recorded in Book 782 at Page 707 of the Avon Land records, and by Second Amendment of Note, Open-End Mortgage and Other Loan Documents dated May 4, 2023, recorded in Book 784 at Page 736 of the Avon Land Records.
4. Assignment of Leases and Rents dated December 15, 2022, recorded in Book 781 at Page 537 of the Avon Land Records.

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